

FIRST REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 86**  
**91ST GENERAL ASSEMBLY**

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Reported from the Committee on Miscellaneous Bills and Resolutions, April 26, 2001, with recommendation that the House Committee Substitute for Senate Bill No. 86 Do Pass.

TED WEDEL, Chief Clerk

0226L.02C

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**AN ACT**

To repeal sections 64.170 and 64.180, RSMo 2000, relating to building codes in certain counties, and to enact in lieu thereof two new sections relating to the same subject.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Sections 64.170 and 64.180, RSMo 2000, are repealed and two new sections  
2 enacted in lieu thereof, to be known as sections 64.170 and 64.180, to read as follows:

64.170. 1. For the purpose of promoting the public safety, health and general welfare,  
2 to protect life and property and to prevent the construction of fire hazardous buildings, the county  
3 commission in all counties of the first and second classification, as provided by law, is for this  
4 purpose empowered, **subject to the provisions of subsections 3 and 4 of this section**, to adopt  
5 by order or ordinance regulations to control the construction, reconstruction, alteration or repair  
6 of any building or structure and any electrical wiring or electrical installation therein, and provide  
7 for the issuance of building permits and adopt regulations licensing persons, firms or  
8 corporations other than federal, state or local governments, public utilities and their contractors  
9 engaged in the business of electrical wiring or installations and provide for the inspection thereof  
10 and establish a schedule of permit, license and inspection fees and appoint a building  
11 commission to prepare the regulations, as herein provided.

12 2. For the purpose of promoting the public safety, health and general welfare, to protect  
13 life and property, the county commission in a county of the first classification having a  
14 population of more than one hundred sixty thousand but less than two hundred thousand, as  
15 provided by law, is for this purpose empowered to adopt by order or ordinance regulations to  
16 control the construction, reconstruction, alteration or repair of any building or structure, and  
17 provide for the issuance of building permits and adopt regulations licensing contractors, firms  
18 or corporations other than federal, state or local governments, public utilities and their

19 contractors engaged in the business of plumbing or drain laying and provide for the inspection  
20 thereof and establish a schedule of permit, license and inspection fee and appoint a building  
21 commission to prepare the regulations, as herein provided.

22 **3. Any county which has not adopted a building code prior to August 28, 2001,**  
23 **pursuant to sections 64.170 to 64.200, shall not have the authority to adopt a building code**  
24 **pursuant to such sections unless the authority is approved by voters, subject to the**  
25 **provisions of subsection 4 of this section. The ballot of submission for authority pursuant**  
26 **to this subsection shall be in substantially the following form:**

27 "Shall ..... (insert name of county) have authority to create, adopt and  
28 impose a county building code?

29 ☐ Yes ☐ No".

30 **4. The proposal of the authority to adopt a building code shall be voted on only by**  
31 **voters in the area affected by the proposed code, such that a code affecting a county shall**  
32 **not be voted upon by citizens of any incorporated territory.**

64.180. 1. The county commission of any county which shall exercise the authority  
2 granted under the provisions of sections 64.170 to 64.200 shall appoint a building commission  
3 consisting of five members, residents and taxpayers of the county, one of whom shall be a  
4 member of the county commission, to be selected by the county commission. The members of  
5 the commission shall serve without compensation for a term of two years. The term of the  
6 county commission member shall not extend beyond the tenure of his office.

7 2. Said commission shall prepare a building and electrical code of regulations under the  
8 powers granted herein, which shall be submitted to the county commission for adoption. Such  
9 code of regulations shall be in accord with standards prescribed by recognized inspection and  
10 testing laboratories and agencies.

11 **3. Before the adoption of such code of regulations, the county commission shall hold**  
12 **at least three public hearings thereon, fifteen days' notice of the time and place of which shall be**  
13 **published in at least two newspapers having general circulation within the county and notice of**  
14 **such hearings shall also be posted at least fifteen days in advance thereof in four conspicuous**  
15 **places in the county. The regulations adopted shall be applicable to the unincorporated territory**  
16 **of the county, except as otherwise provided herein, and may from time to time be amended by**  
17 **the county commission after hearings are held and notice given, as prescribed herein. The county**  
18 **commission is authorized to employ and pay the personnel necessary to enforce the regulations**  
19 **adopted.**